

## HISTORICAL ADVISORY BOARD AGENDA REPORT

**DATE:** June 2, 2011

**TO:** HONORABLE CHAIR AND MEMBERS OF THE  
HISTORICAL ADVISORY BOARD

**FROM:** Sue G. Russell, Economic Development  
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**APPLICATION:** **Review the Draft Historic Structure Report for the Historic Municipal Garage at City Hall.** The Board is asked to review the draft report evaluating reuse feasibility of the historic municipal garage located behind City Hall at 2263 Santa Clara Avenue.

**ZONING DISTRICT:** CCT, Community Commercial Theatre Zoning District

**GENERAL PLAN:** Community Commercial

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### **EXECUTIVE SUMMARY**

The Historic Municipal Garage (the "Garage"), situated next to City Hall, is composed of three separate spaces: a large open garage space, a small garage space and a second floor office space with restroom. The building is an important part of the Civic Center Plan, in need of repairs and after refurbishment, potentially a space lending itself to other, more appropriate uses. No garage work has been done at the building in quite some time.

The City's Economic Development Department (EDD) sought funding to begin the process of rehabilitating the structure and as a first step, commissioned a Historic Structures Report (HSR) for the building. The preliminary draft is being presented to the Historic Advisory Board (HAB) for its review and comment.

### **BACKGROUND**

In 2010, the Economic Development Department of the City of Alameda applied for and received grant funding to underwrite the cost of preparing an HSR for the Garage. A \$25,000 grant was obtained from the State Historic Preservation

Office and a \$3,000 grant obtained from the National Trust for Historic Preservation.

A request for proposal (RFP) process was initiated to secure a consultant to prepare the report. Two consultant firms responded to the RFP and Garavaglia Architecture (GA) of San Francisco was awarded the contract to prepare the report.

### **STAFF ANALYSIS**

The draft HSR is a comprehensive look at both the current condition and future use potential.

**Current condition:** While the structure is in generally good condition, deferred maintenance has resulted in a number of issues. Drainage lines need to be cleaned out. Clogged lines have resulted in missing mortar due to rising damp. Several large wall cracks need to be repaired. Windows need basic maintenance, sanding and reputtying. The metal cornice also needs repair work. The building should be strengthened by making roof and top of wall connections.

**Future use:** The primary consultant recommendation for the eventual reuse of the building is for conversion to a business use such as an office and/or conference room. To avoid the expense of sprinklering, it is recommended that occupancy stay at less than fifty persons. It is also recommended that to avoid the installation costs of an elevator, the second floor remain used as storage.

### **ENVIRONMENTAL REVIEW**

This project is exempt from CEQA pursuant to the CEQA Guidelines Section 15262 – Feasibility and Planning Studies.

### **RECOMMENDATION**

Accept, review and provide comments on the Draft Historic Structures Report for the Historic Municipal Garage at City Hall and find the project Categorically Exempt from CEQA.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:

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SUE G. RUSSELL  
DEVELOPMENT COORDINATOR

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MARGARET KAVANAUGH-LYNCH  
PLANNING SERVICES MANAGER

Attachment(s):

1. Resolution
2. Draft Historic Structures Report